

**CITY OF ROCHESTER  
30 CHURCH STREET**

**ZONING BOARD OF APPEALS  
MEETING WITH STAFF: 8:45 AM - 9:30 AM  
CONFERENCE ROOM 223B**

**Cases 1-6 Public Hearing Begins: 9:30 AM  
Cases 7-11 Public Hearing Begins: 11:30 AM  
CITY COUNCIL CHAMBERS 302A**

**\*REVISED**

**March 24, 2016**

**I. Meeting with Staff**

**II. Public Hearing**

<b>Case:</b>	<b>1</b>	<b>*HELD from the 02/18/16 Public Hearing</b>
File Number:	V-050-15-16	
Case Type:	Area Variance	
Address:	495 St. Paul Street	
Zoning District:	CCD-R Center City District – Riverfront District	
Applicant:	Mark Minunni	
Purpose:	To demolish a Designated Building of Historic Value as part of a project that includes the construction of a new brewing facility and tank farm for the Genesee Brewery.	
Code Section:	120-158	
Enforcement:	No	
SEQR:	Type I	
 <b>Case:</b>	 <b>2</b>	
File Number:	V-055-15-16	
Case Type:	Area Variance	
Address:	371 Averill Avenue	
Zoning District:	C-2 Community Center District	
Applicant:	Lyjha Wilton	
Purpose:	To construct a 7,480 sq. ft. addition to the existing 2,760 sq. ft. building to be used as a meat market, thereby exceeding the 6,000 sq. ft. size limitation for a principal use in the district.	
Code Section:	120-45	
Enforcement:	No	
SEQR:	Unlisted (Lead: Zoning Board of Appeals)	
 <b>Case:</b>	 <b>3</b>	
File Number:	V-056-15-16	
Case Type:	Area Variance	
Address:	234 Melville Street	
Zoning District:	R-1 Low-Density Residential District	
Applicant:	Burton and Paola Betchart	
Purpose:	To waive the front yard setback associated with the enclosure of the front porch.	
Code Section:	120-11	
Enforcement:	Yes	
SEQR:	Type II	

**Case:** 4 **\*Application withdrawn by the City**  
File Number: V-057-15-16  
Case Type: Area Variance  
Address: 80 Reservoir Avenue  
Zoning District: R-1 Low-Density Residential District  
Applicant: John McDermott  
Purpose: To waive the width of the existing driveway leading to the proposed two-car garage in the rear yard of the single family home.  
Code Section: 120-173  
Enforcement: No  
SEQR: Type II

**Case:** 5  
File Number: V-058-15-16  
Case Type: Area Variance  
Address: 824 S. Goodman Street  
Zoning District: R-1 Low-Density Residential District  
Applicant: Chau Van Le  
Purpose: To legalize an unheated, attached storage shed in the rear yard of a single family dwelling that does not meet the side yard setback requirement, and to legalize the paved rear yard that exceeds lot coverage requirements.  
Code Section: 120-11  
Enforcement: Yes  
SEQR: Type II

**Case:** 6  
File Number: V-059-15-16  
Case Type: Use Variance  
Address: 1058 Exchange Street  
Zoning District: R-1 Low-Density Residential District  
Applicant: Alex White  
Purpose: To establish use of the property as a two-family dwelling that has lost its rights due to a period of vacancy greater than nine months.  
Code Section: 120-199  
Enforcement: No  
SEQR: Unlisted (Lead: Zoning Board of Appeals)

**Case:** 7  
File Number: V-060-15-16  
Case Type: Use Variance  
Address: 68 Clifford Avenue  
Zoning District: R-1 Low-Density Residential District  
Applicant: Sarah Howell  
Purpose: To establish use of the property as a two-family dwelling that has lost its rights due to a period of vacancy greater than nine months.  
Code Section: 120-199  
Enforcement: No  
SEQR: Unlisted (Lead: Zoning Board of Appeals)

**Case:** 8  
File Number: V-061-15-16  
Case Type: Area Variance  
Address: 800 Emerson Street  
Zoning District: M-1 Industrial District  
Applicant: Phil Dotson  
Purpose: To legalize two internally illuminated signs for “Elder One” on the front and rear of the building, not meeting certain sign requirements.  
Code Section: 120-177  
Enforcement: No  
SEQR: Type II

**Case:** 9 **\*Application withdrawn by the applicant**  
File Number: V-062-15-16  
Case Type: Area Variance  
Address: 1490 Hudson Avenue  
Zoning District: C-3 Regional Destination Center District  
Applicant: Kurt Charland  
Purpose: To install new signs for the “Walmart” gas station including signs on the canopy, kiosk, and the pumps, not meeting certain sign requirements.  
Code Section: 120-159, 120-177  
Enforcement: No  
SEQR: Type II

**Case:** **10**  
File Number: V-063-15-16  
Case Type: Area Variance  
Address: 980 West Ridge Road  
Zoning District: C-3 Regional Destination Center District  
Applicant: James A. Boglioli, Esq., on behalf of Delta Sonic  
Purpose: To legalize the existing 20' tall kiosk sign for "Delta Sonic" which includes a proposed LED display, not meeting certain sign requirements.  
  
Code Section: 120-177  
Enforcement: No  
SEQR: Type II

**Case:** **11**  
File Number: V-064-15-16  
Case Type: Area Variance  
Address: 718 East Main Street, et al.  
Zoning District: C-2 Community Center / Marketview Heights Urban Renewal District  
Applicant: James A. Boglioli, Esq., on behalf of Delta Sonic  
Purpose: To redevelop the existing Delta Sonic vehicle service operation and associated high-impact retail store, not meeting certain city-wide design standards and sign requirements.  
  
Code Section: 120-158; 120-159; 120-177  
Enforcement: No  
SEQR: Unlisted (Lead Agency: Director of Planning & Zoning)